

DELEGATED DECISION REPORT

SMD/2026/0229
Valid 12/05/2026

7 BROOKFIELD AVENUE
ENDON

**DEMOLITION OF EXISTING
GARAGE, GARAGE
FOOTPRINT TO BE
REPLACED WITH NEW REAR
SINGLE-STOREY EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway safety/ parking

DESCRIPTION OF SITE

The site consists of a two-storey semi-detached dwellinghouse in a suburban setting in the Larger Village of Endon. The site is within the Endon Development Boundary, it is not Listed.

The dwelling is red brick at ground level with white render above, and has a hipped tile roof. To the rear of the dwelling sits a detached red brick single garage.

PROPOSAL

The application seeks permission for a single storey rear extension to sit on the site of the garage, and link to the rear elevation of the dwellinghouse. The extension will be finished in brick to match the existing, with a pitched tile roof also to match the existing. The extension will extend approximately 7 metres from the rear of the dwelling, which is similar to the extent of the existing garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) DM1 - 10, DP1 – 4, TR1 – 8, P1 – 6.

Section(s) 3 – Decision-making policies, 14 – Achieving well designed places, 15 – Promoting sustainable transport, 17 – Pollution, public protection and security.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: 21/07/2026
Neighbour consultation period ends: 21/07/2026
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The site is within the Endon Development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs DP3.1 and DP3.3 of the NPPF outline what is expected of good design and required for the development of high quality places, and paragraph P3.2 provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The proposed extension will demolish the existing detached garage and replace it with a single storey rear extension which will be of similar design and proportions as the garage, although it will be set partially to the rear and to the side of the host dwelling and therefore less visible in the street scene when the property is viewed from the highway.

The proposed extension will be subordinate to the host dwelling as it is single storey and to the rear, and finished in brick to match the host dwelling. The proposal is therefore considered acceptable in terms of design.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. The site is bounded by nos. 5 and 9 Brookfield Av. to the east and west respectively. The proposed development is not considered to cause harm to neighbour amenity as it is materially very similar to the structure it replaces, and is single storey – both the proposal and the garage are just shy of 4 metres in height (3.95 metres and 3.92 metres respectively). Additionally the proposed structure in fact sits further from the boundary than the garage it replaces, therefore providing breathing space between properties. For these reasons it is considered that the change in neighbour amenity will be minimal, and the proposal is acceptable in terms of amenity.

Highway Safety

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development can accommodate the required vehicular parking, in line with Appendix 2. The property has 3 bedrooms and off-street parking (driveway and garage). However, with minimum internal dimensions of 2.9m in width and 5.8m in length, the garage does not comply with the Staffordshire Moorlands Parking Standards for a single garage which are 3m wide by 6m long.

Dwellings of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling. The submitted plans do not explicitly show provision for 2 parking spaces. Notwithstanding this, observations during the site visit suggest that the driveway area is capable of accommodating 2

vehicles. The proposal will not have a detrimental impact on the highway and therefore complies with policy T1 and is acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

The proposal is acceptable in principle as the site sits within the Endon Development Boundary. In terms of amenity, design, and highway safety there will be little change from the existing conditions as the size, style and siting of the proposed development is very similar to that of the existing garage which it is to replace. Therefore, on balance, the proposal is recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 19/08/2026

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Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council